



PLANNING DEPARTMENT
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206

PHONE: 503-786-7630
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 E-MAIL: planning@milwaukieoregon.gov

Application Referral

DATE SENT: April 29, 2014	PLANNING COMMISSION HEARING
COMMENTS DUE: May 13, 2014	TENTATIVE DATE: June 10, 2014
Site location: 10505 SE 17 th Ave	Review type: Type III
Applicant: Moda Health	File #(s): P-14-01, DR-14-03, WG-14-01
Applicant phone: 503-415-2330 (Jerry Offer, OTAK--applicant's representative)	Application type(s): Parking Quantity Modification, Downtown Design Review, Willamette Greenway Conditional Use Review

TO:

- CD/PW Director (cover sheet only)
- Engineering Dept. Philip Kolb, Engineering Tech. II
- Building Official Police Chief
- Planning Director City Attorney
- City Manager PW Operations
- CCFD#1: Mike Boumann and Shawn Olson
- NDA Chair & LUC: Historic Milwaukie
- NDA Liaison (cover sheet only)
Katie Newell (Historic Milwaukie)
- Clackamas County: Kenneth Kent
- Metro: Miranda Bateschell
- ODOT: Seth Brumley
- TriMet: Heather Boll
- Other: Milwaukie Design & Landmarks Committee

FROM:

Brett Kelper, Associate Planner, 503-786-7657
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 Planning Department
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PROPOSAL:

ZONE: DO

Expand the existing off-street parking area on the west side of the building by adding 30 spaces. The request requires approval to exceed the maximum allowed parking quantity, as well as review against applicable downtown design standards and guidelines. A portion of the project area is within the Willamette Greenway overlay area, so conditional use review against the applicable Willamette Greenway criteria is also required. (Note: Refer to ODOT because project site is near Hwy 224 interchange ramp at 17th Ave.)

Please comment on the following applicable code sections (if no comment, please respond in kind to kelperb@milwaukieoregon.gov):

- Milwaukie Municipal Code (MMC) Chapter 19.600 Off-Street Parking and Loading
- MMC Section 19.907 Downtown Design Review
- MMC Section 19.401 Willamette Greenway Zone
- MMC Section 19.905 Conditional Uses
- MMC Chapter 19.700 Public Facility Improvements
- MMC Chapter 19.1000 Review Procedures